

**Minutes of the meeting of the Planning and Highways Committee held on Thursday 14th November 2024
at Weston Turville Village Hall.**

PRESENT: Councillors M Baylis, A Buchanan, L Cook, P Routledge
Assistant Clerk: Francesca Beato

P24.133	APOLOGIES Apologies were received from Cllrs S Dawkins and C Terry.	
P24.134	DECLARATIONS OF INTEREST There were no declarations of interest made.	
P24.135	OPEN FORUM FOR PARISHIONERS None present.	
P24.136	MINUTES OF PREVIOUS MEETING The minutes of the meetings held on the 10 th October were agreed and signed by the Chairman.	
P24.137	21/04898/ADP - Westonmead Farm Aston Clinton Road Reserved Matters (appearance, layout, scale and landscaping) pursuant to outline approval 17/04819/AOP (up to 157 dwellings) and the specific requirements pursuant to outline condition nos. 1, 2, 6, 7, 8, 9, 11, 12, 13, 14, 15, 18, 20 and 26 thereto. This application was considered, and it was agreed to make a further comment regarding concerns over flooding and drainage, the mown paths within the SANG management plan and request clarification on who will be responsible for the management and maintenance of the SANG once it is complete.	
P24.138	24/03152/VRC - Willowbeck Aston Clinton Road Removal of condition 4 (agricultural occupation) relating to application 85/01682/AV (Erection of agricultural dwelling) This application was considered and it was agreed to raise NO OBJECTIONS due to its close proximity to the Hampden Fields development.	
P24.139	24/03148/APP – 14 SCHOOL LANE Householder application for demolition of existing rear lean-to extension. Erection of single storey rear extension. This application was considered and it was agreed OBJECT and to raise concerns over the size of the proposed extension in proportion to the existing building.	
P24.140	16/H0424/POA - LAND BETWEEN WENDOVER ROAD AND ASTON CLINTON ROAD Modifications to planning obligation within Section 106 relating to 16/00424/AOP. This application was considered, and it was agreed to raise NO OBJECTIONS to the proposed s106 SANG management plan.	

P24.141	<p>24/03168/APP- 3 CURTISS LANE Householder application for changes to fenestration including insertion of door and window.</p> <p>This application was considered, and it was agreed to raise NO OBJECTIONS.</p>	
P24.142	<p>24/03235/APP – LAND TO THE NORTHWEST OF PLOUGH ORCHARDS PLOUGH ORCHARDS Retention of existing earth (top soil) mound.</p> <p>This application was considered, and it was agreed to OBJECT and request that the piece of land be reinstated to original condition with a timeframe for the developer to comply.</p>	
P24.143	<p>23/02801/ADP - LAND BETWEEN WENDOVER ROAD AND ASTON CLINTON ROAD Submission of Reserved Matters (landscaping) pursuant to outline planning permission 16/00424/AOP for Phase 1 Green Infrastructure (soft and structural landscape) incorporating Suitable Alternative Natural Greenspace (SANG) and associated drainage structures. (AMENDED DESCRIPTION, RED EDGE, ADDITIONAL PLANS AND INFORMATION)</p> <p>This application was considered, and it was agreed to submit further comment regarding concerns over flooding and drainage and to support the comments of Halton Parish Council and Ecology.</p>	
P24.144	<p>24/03011/ADP - LAND BETWEEN WENDOVER ROAD AND ASTON CLITON ROAD Submission of Reserved Matters (access, landscaping, appearance, scale and layout) for Parcels EN4 and ES3 (370 dwellings) pursuant to Outline Planning Permission 16/00424/AOP and approval of Condition 9 (Details), Condition 12 (Design Code Compliance), Conditions 16 and 17 (Landscape Scheme), Condition 19 (Tree and Hedgerow Protection), Conditions 20 and 21 (Ecology), Condition 22 (Badger Mitigation), Conditions 24 and 25 (Drainage and SUDS), Condition 31 (Sustainability), Condition 38 (Slab Levels), Conditions 40 and 43 (Highways, Transport and Parking) and Condition 45 (Noise).</p> <p>This application was considered, and it was agreed to submit further comment regarding the equipment within the LEAP, the design of the houses and to support the comments of Halton Parish Council.</p>	
P24.145	<p>24/02932/AOP- LAND ADJ 36 MARROWAY Outline application with all matters reserved apart from access for demolition of existing outbuilding and erection of detached dwelling.</p> <p>This application was considered but the committee were unable to comment further due to the previously requested documents not being uploaded.</p>	
P24.146	<p>PLANNING DECISIONS</p> <p>The following decisions were noted:</p> <ul style="list-style-type: none"> • 23/02493/APP - Hampden Fields - APPROVED • 24/02489/APP – 6 Main Steet – APPROVED • 24/02453/APP- 8 Fitkins Meadow- APPROVED • 24/02917/APP- Meadow View 21B Church Lane- APPROVED 	
P24.147	<p>HIGHWAYS MATTERS</p> <p>Cllr Baylis raised issues with the give way road markings exiting Hampden Hall, Clerk to raise this with local technician.</p> <p>Cllr Buchanan reported that the existing hedgerow and fencing along the new Cala development had been removed. Clerk to contact Cala Homes.</p>	

	Cllr Cook asked for an update on the drainage and ditches within Aston Reach and reported an issue with the road surface along Worlds End Lane.	
P24.148	ANY OTHER MATTERS (FOR INFORMATION) No matters were raised under this item.	
P24.149	DATE OF NEXT MEETING The next meeting was scheduled for Thursday 12 th December 2024 at 7pm.	

Signed: _____

Dated: 12th December 2024